



3 Wilson Crescent
King's Lynn
Norfolk
PE30 4HB

£285,000

A modern four bedroom family home set over three floors within close proximity to the Queen Elizabeth Hospital. The accommodation comprises hall, w/c, kitchen diner to the ground floor, sitting room and master bedroom with en-suite to first floor, three bedrooms and bathroom to the second floor.

The property further benefits from gas central heating, garage with off road parking and field views to the front aspect.

Local amenities can be found nearby, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Four Bedrooms
- Set Over Three Floors
- Close To Queen Elizabeth Hospital
- En-Suite To Master
- Family Bathroom
- Garage & Parking
- EPC - Awaiting



Hall

Entrance door to front and stairs to first floor.

W/C

Low flush w/c, pedestal wash hand basin and radiator.

Kitchen Diner

12' 0" x 18' 3" (3.66m x 5.56m) Irregular shape room - Double glazed doors and windows to rear, fitted kitchen with matching wall and base units, integrated oven and hob, space washing machine and fridge freezer, storage cupboard and radiator.

Landing

Cupboard housing how water tank and stairs to second floor.

Sitting Room

14' 5" x 18' 4" (4.39m x 5.59m) Max - Double glazed doors and windows to rear with Juliet balcony, and radiator.

Master Bedroom

11' 3" x 12' 10" (3.43m x 3.91m) Double glazed doors with Juliet balcony to front and radiator.

En-Suite

6' 5" x 5' 7" (1.96m x 1.70m) Shower enclosure, low flush w/c and wash hand basin.

Landing

Bedroom Two

14' 9" x 11' 3" (4.50m x 3.43m) Double glazed windows to front and radiator.

Bedroom Three

Double glazed window to rear and radiator.

Bedroom Four

Double glazed window to front, and radiator.

Bathroom

6' 4" x 7' 8" (1.93m x 2.34m) Panel bath, low flush w/c and wash hand basin.

Garage

Up and over door to front.

Garden

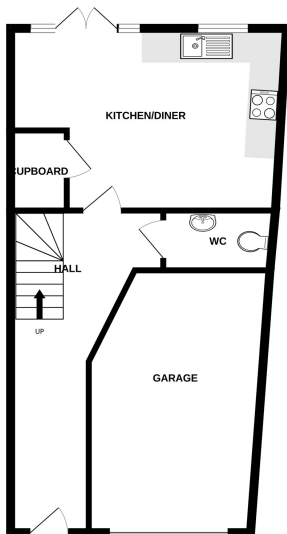
To the front of the property is a brick weave driveway leading to the garage. To the rear of the property is an enclosed garden mainly laid to lawn with a patio area.

EPC Rating: Awaiting

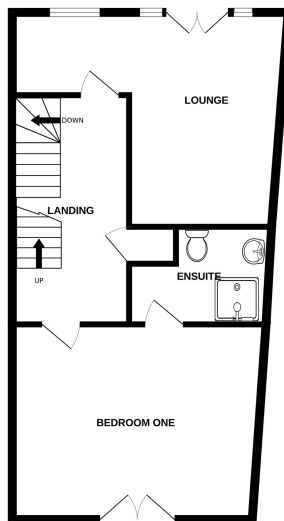
Council Tax Band: C



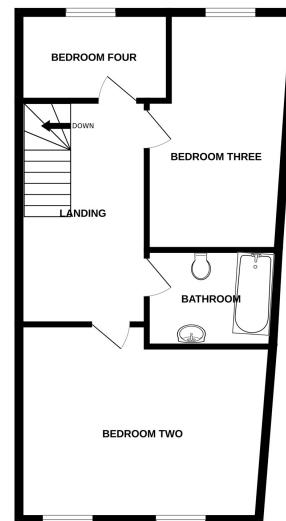
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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